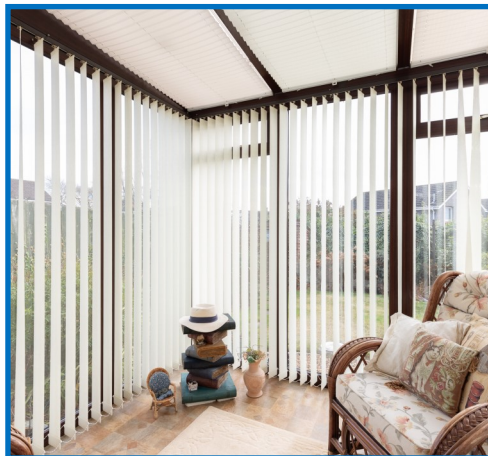


2 Alder Drive Perth PH1 1ER

Offers Over £150,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



2 Bedroom - 1 Bathroom - 2 Living Room

Situated in the Western Edge area of Perth, this 2 bedroom semi-detached bungalow offers comfortable accommodation presented in move in condition and comprising: a spacious and bright lounge, kitchen with door leading to rear conservatory offering added living space and access to the rear garden.

The family bathroom includes a shower over the bath, sink and toilet. Both bedrooms are of a good size with the master being a double.

Externally, you are welcomed onto the shared driveway with lovely hedges and front garden as well as a covered carport. The spacious back garden has lovely lawn area and matured plants. This is a wonderful property in an exceedingly popular area, supported by the regular bus service running to and from the city centre.

Measurements

Lounge – 5.12 x 3.59

Kitchen – 3.18 x 2.03

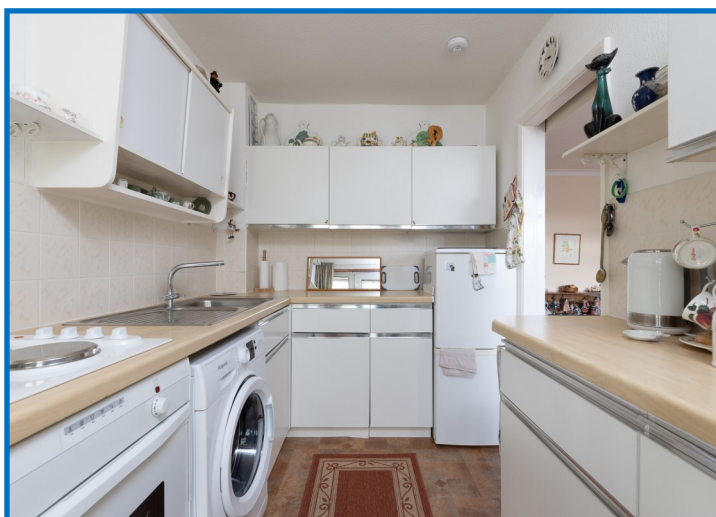
Conservatory – 2.47 x 2.76

Bed 1 – 3.14 x 3.19

Bed 2 – 3.12 x 2.46

Bath – 2.01 x 1.84

Hall – 3.14 x 1.12





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	31	
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.